**Improvements:**

**Living Room , Foyer & Hallway 2013**

* Custom built in bookshelves and window seat
* Custom arch casings
* New electrical outlets
* Imperfect smooth texture; paint
* Chandelier (foyer), mercury 3 glass pendant (living room) and wire pendants (bench seat) (Pottery Barn)
* Replaced carpet (2018)

**Kitchen 2015**

* Complete remodel of kitchen down to the studs including moving the location of all major appliances and closing off doorway into dining room and opening into office
* Custom kitchen cabinetry with soft close hardware
* Quartz countertop - Caesarstone Misty Carrera
* Wolf GR304 gas range
* Carrera White Daltile Oval Mosaic Marble backsplash
* Italian Carrara Marble Floral Mosaic Tiles backsplash over range
* Custom hood vent
* Zephyr Twisted Tornado hood vent
* Rohl Shaws original Lancaster single bowl fireclay apron front kitchen sink
* Kohler K-99261 Polished Nickel faucet
* Custom built-in beverage bar
* Summit 33 inch 15 bottle built-in wine refrigerator
* Installed new Milgard wood/fiberglass window (Miller Glass)
* Gilmore polished nickel and Traditional glass cabinet hardware (Restoration Hardware)
* Polished nickel pendant light over sink (Pottery Barn)
* Character Cherry wood floors
* LG Stainless steel 42 decibel dishwasher
* GE Stainless steel 2.2 cubic feet 1200 watt microwave and custom cabinetry
* Added USB outlets
* Retextured and painted walls

**Family Room (off kitchen) 2015**

* Removed soffit
* Replaced ceiling fan (Restoration Hardware)
* Replaced sliding door with Milgard wood/fiberglass slider (Miller Glass)
* Retextured and painted walls
* Replaced/updated all electrical outlets

**Office 2015**

* Custom built floor to ceiling cabinetry along wall
* Custom built in desks with frosted glass countertops
* Replaced ceiling fan (Restoration Hardware)
* Installed new Milgard wood/fiberglass window (Miller Glass)
* Gwen Silver Mercury Glass cabinet hardware (Pier 1)
* 5 Panel Shaker Interior Pocket doors
* Painted walls

**Laundry Room & 1/2 Bath 2015**

* Custom Ogee Drop ceramic tile backsplash (Fireclay Tile Company, SF)
* Custom quartz counter above washer/dryer
* Replaced cabinet fronts on existing cabinets
* Replaced exterior door
* Replaced interior light with LED lighting
* Updated electrical outlets
* Painted interior door to garage
* Painted walls
* Bath: Parisian Pedestal sink (Pottery Barn)
* Bath: New Toilet
* Bath: Painted walls; updated electrical outlets

**Main Bathroom 2016**

* Weathered oak single extra-wide washstand/vanity - White with Frosty Carrina Caesarstone Quartz countertop (Restoration Hardware)
* Eaton cross-handle 8 inch spread, polished nickel sink faucet (Restoration Hardware)
* Vintage Fixed Mirror - Extra Large - Oil Rubbed Bronze (Pottery Barn)
* New Toilet
* Kohler K-505-0 cast iron tub
* White subway tiles
* Custom shelving in shower
* Bistro shower/tub hardware in polished nickel (Restoration Hardware) with Spray Jet Shower head
* Custom archway over tub
* 1” white marble hexagon floor tiles - honed
* Moravian Star Ceiling Mount Light - Mercury Glass
* Lugarno Toilet Paper holder (Restoration Hardware)
* Vintage towel hooks (Pottery Barn)
* Roman Shades (Pottery Barn)

**Bonus Room/Game Room 2016**

* Installed Oak hardwood flooring (2018)
* Custom built-in cabinetry
* Paint

**Master Bathroom 2017**

* French Casement double vanity and sinks - White with Frosty Carrina Caesarstone Quartz countertop (Restoration Hardware)
* Eaton cross-handle 8 inch spread, polished nickel sink faucet (Restoration Hardware)
* Vintage Medina Cabinets - Extra Large - Oil Rubbed Bronze (Pottery Barn)
* 1” white marble hexagon floor tiles - honed
* White subway tiles
* Custom shelving in shower
* 24” Teak wall mount fold-down shower bench ([Teakworks4u.com](http://teakworks4u.com/))
* Vintage wall mount rain showerhead and wall mounted adjustable showerhead - polished nickel (Restoration Hardware)
* Custom archway
* Lugarno Double Towel Bar, Toilet Paper holder (Restoration Hardware)
* Mercer Single Tube Sconce - Oil Rubbed Bronze (Pottery Barn)
* Roman Shade (Pottery Barn)

**HVAC Replacement 2017**

* Bryant
* 4 zones (master bedroom has it’s own return)
* System can be controlled via Smart phone or over the Internet
* Blown-in insulation in attic (Diaz Insulation)

**Bedrooms 2018**

* New carpet
* New paint
* New closet doors (2016)
* Newly painted/sprayed interior doors

**Exterior**

* Pool (2001) (Bob Hill Design)
* 30 year roof replaced (2005 approx) (RRR Roofing)
* Exterior Doors replaced - sliding doors (2017), side garage door (2018) laundry door (2017)
* Repainted house (2018)
* Replaced exterior house lighting (2018)